

## Saint-Nazaire-des-Gardies - GARD - Spacious house with 6 bedrooms, gite and swimming pool

EXCLUSIVE



## INFORMATION

Town:	Quissac
Department:	Gard
Bed:	6
Bath:	5
Floor:	307 m2
Plot Size:	1480 m2

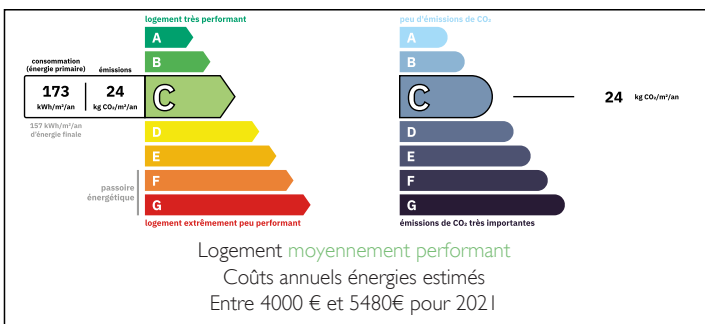
## IN BRIEF

Saint-Nazaire-des-Gardies is a quiet village set in a peaceful countryside environment in the Gard, ideally located between Anduze and Quissac. While the village itself offers a calm residential atmosphere, everyday amenities such as a pharmacy and supermarket are available just 6 km away.

The surrounding area provides easy access to the charming towns of Quissac (10 km), Anduze (12 km) and Alès (20 km), all offering shops, markets, schools and services. The Cévennes National Park is nearby, making the area particularly attractive for nature lovers, hikers and cyclists.

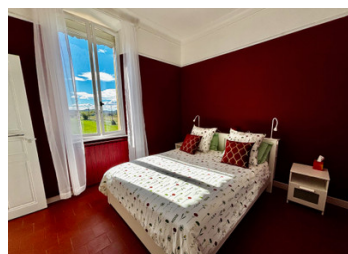
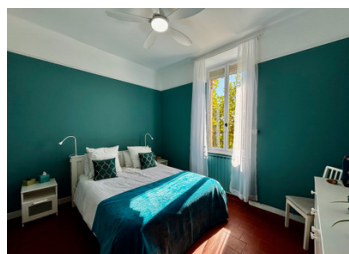
Transport connections are convenient, with Nîmes airport and TGV station approximately 45 km away, Montpellier airport around 60 km, and Marseille airport about 142 km.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This tastefully decorated property offers many possibilities. It can serve as a large family home or can be converted into a bed and breakfast/gite. On the ground floor, you enter through a spacious entrance hall. From the entrance hall, you have access to a very spacious kitchen (31 m<sup>2</sup>). From the kitchen, there is direct access to the terrace and garden. There is also a room on the ground floor that serves as a library. You can relax in a very bright sitting and living room (37 m<sup>2</sup>). The living room or hallway also provides access to an office space. A separate entrance leads to a gite on the ground floor. This has a kitchenette/sitting area, mezzanine bedroom and separate bathroom.

The central staircase in the entrance hall leads to the first floor. There are six bedrooms on this level. The bright master bedroom with bathroom has a surface area of 35 m<sup>2</sup>. The bathroom has a freestanding bath, large shower, toilet and matching washbasin unit. Two bedrooms (13 m<sup>2</sup>) have their own bathroom with toilet and shower. There are also two 13 m<sup>2</sup> bedrooms without en-suite bathrooms. The first floor also has a mezzanine room that currently serves as a billiard/games room. This can easily be converted into bedrooms as there is a separate bathroom.

You can truly relax or organise a pool party in the recently landscaped garden and swimming pool. A pool house with a summer kitchen is the...

## LOCAL TAXES

**Taxe foncière: 2342 EUR**

**Taxe habitation: EUR**

## NOTES